BURRSVILLE MEWS, CLACTON ON SEA, CO15 4NU

PRICE £425,000

Located in the popular area of Great Clacton, this three-bedroom detached bungalow is presented in stunning condition throughout, offering high-quality, single-level living ready to move straight into. The property features a spacious and bright lounge, a modern fitted kitchen, and three well-proportioned bedrooms, complemented by stylish bathroom facilities finished to an excellent standard.

- Three Bedrooms
- En Suite
- Single Garage
- Immaculate Throughout
- Kitchen/Diner
- EPC - C

ENTRANCE HALL

KITCHEN/DINING ROOM

21'6" 15'6" (6.55m 4.72m)

LOUNGE

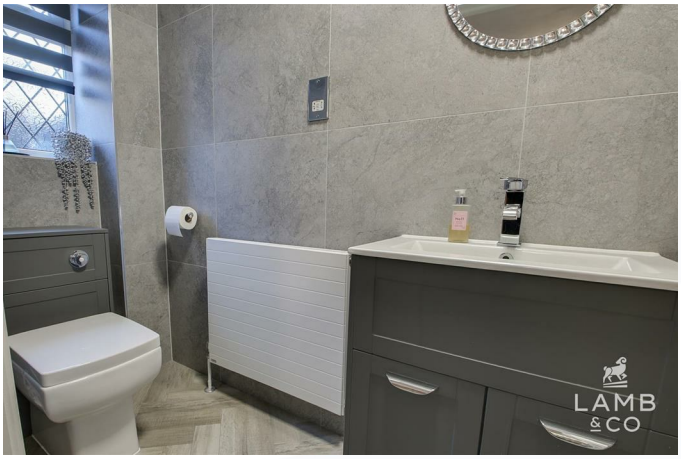
18'9" 16'4" (5.72m 4.98m)

BEDROOM ONE

14'3" 12'00" (4.34m 3.66m)

EN SUITE

12'00" 3'2" (3.66m 0.97m)



BEDROOM TWO

15'3" 11'2" (4.65m 3.40m)

BEDROOM THREE

11'8" 8'5" (3.56m 2.57m)

BATHROOM

8'7" 6'5" (2.62m 1.96m)

OUTSIDE

OUTSIDE REAR

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

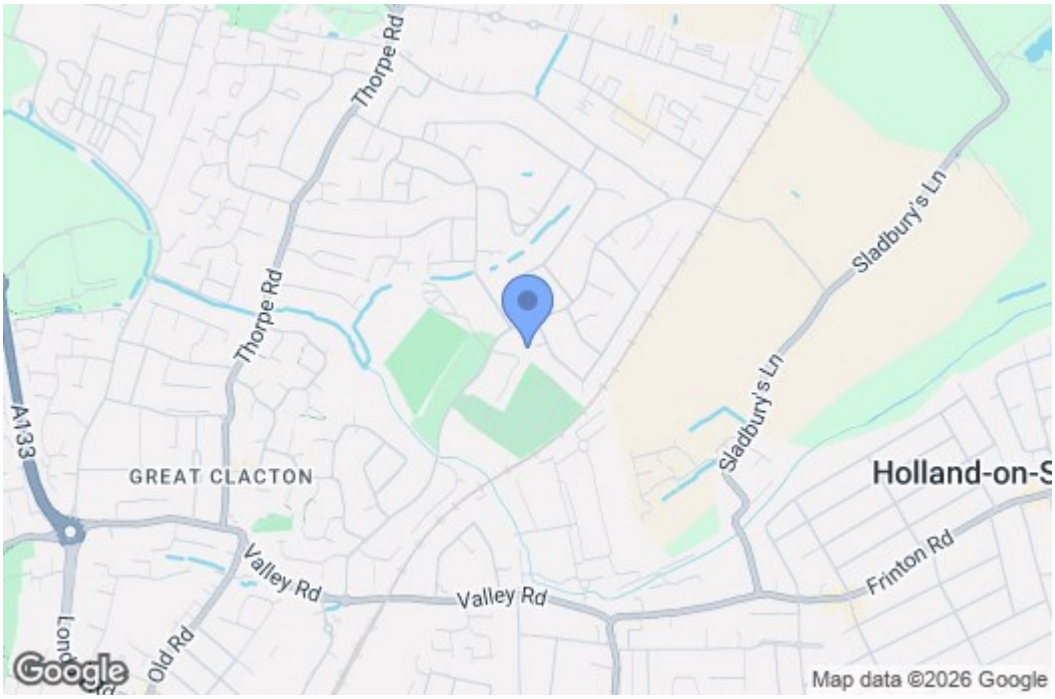
AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

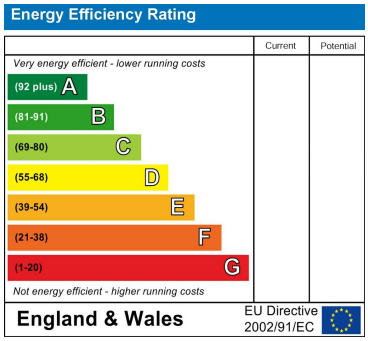
Material Information

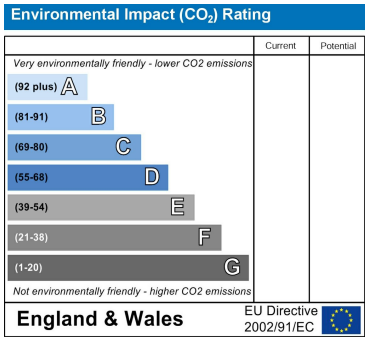
Council Tax Band: E
Heating: Gas
Services: All Mains
Broadband: Ultrafast
Mobile Coverage: Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: South

Map

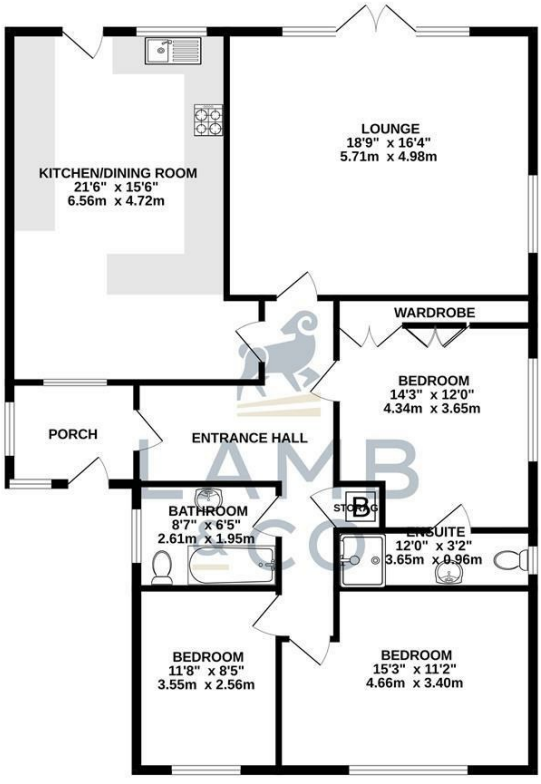


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 1320 sq.ft. (122.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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